029.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,700 / 875,700
					USE VALUE:	875,700 / 875,700
					ASSESSED:	875,700 / 875,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHISHOLM JOHN V/TR &	
Owner 2:	DESHLER CAROL J/TR	
Owner 3:	DESHLER REALTY TRUST	
Street 1:	37 BATES RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	O CONNELL CAROL J -
Owner 2:	-
Street 1:	37 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,190 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6190.000	387,400	3,700	484,600	875,700
Total Card	0.142	387,400	3,700	484,600	875,700
Total Parcel	0.142	387,400	3,700	484,600	875,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.56 | /Parcel: 497.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19955
GIS Ref
GIS Ref
Insp Date 08/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,600	3700	6,190.	484,600	875,900	875,900	Year End Roll	12/18/2019
2019	101	FV	285,600	3700	6,190.	514,800	804,100	804,100	Year End Roll	1/3/2019
2018	101	FV	285,600	3700	6,190.	375,500	664,800	664,800	Year End Roll	12/20/2017
2017	101	FV	285,600	3700	6,190.	327,100	616,400	616,400	Year End Roll	1/3/2017
2016	101	FV	285,600	3700	6,190.	278,600	567,900	567,900	Year End	1/4/2016
2015	101	FV	274,400	3700	6,190.	272,600	550,700	550,700	Year End Roll	12/11/2014
2014	101	FV	274,400	3700	6,190.	224,100	502,200	502,200	Year End Roll	12/16/2013
2013	101	FV	274,400	3700	6,190.	213,200	491,300	491,300		12/13/2012

!2411!

PRINT

Date	Time
12/10/20	17:49:35

LAST REV

Date	Time
09/06/17	09:57:36
ekelly	

PAT ACCT. 2411

USER DEFINED

Prior Id # 1:	19955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNELL CAROL	1486-80		3/8/2016	Convenience	1	No	No		
O CONNELL CAROL	1246-124		1/2/2002	Family	1	No	No		
DESHLER HOWARD	1187-129		5/18/1998		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	TTL REFUSAL	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6190		Sq. Ft.	Site		0	80.	0.98	1									484,558						484,600	

Total AC/HA: 0.14210 | Total SF/SM: 6190 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,558 | Spl Credit | Total: 484,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.98990101
Adj $ / SQ:	176.353
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475980
Depreciation:	88532
Depreciated Total:	387448

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

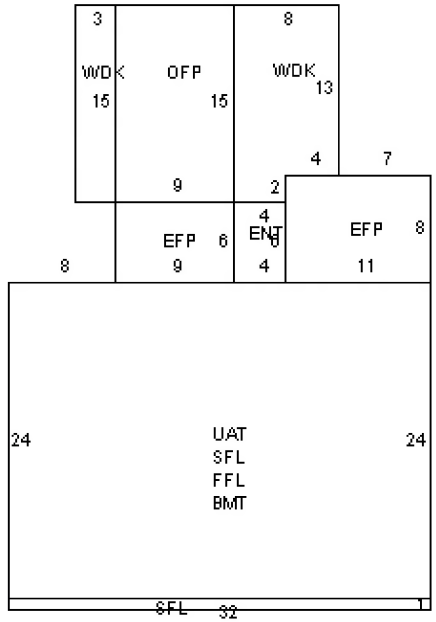
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.99
Special Features:	0	Val/Su Net:	129.74
Final Total:	387400	Val/Su SzAd	247.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	176.350	141,082
BMT	Basement	768	61.500	47,234
FFL	First Floor	768	176.350	135,439
UAT	Upper Attic	192	70.540	13,544
WDK	Deck	157	12.240	1,922
EFP	Enclos Porch	142	45.930	6,522
OFP	Open Porch	135	28.430	3,838
ENT	ENTRY	24	26.130	627
	Net Sketched Area:	2,986	Total:	350,208
Size Ad	1568	Gross Are	3562	FinArea 1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1937	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

PARCEL ID

029.0-0002-0016.0

IMAGE

AssessPro Patriot Properties, Inc